



Pippins



# Pippins Town End

Broadclyst, Exeter, EX5 3HW

A spacious and beautifully presented four-bedroom detached home with versatile living space, generous gardens, and a garage, set in a popular East Devon village.

- Spacious 4-bedroom detached family home
- Sought-after village location in Broadclyst
- Stylish open-plan kitchen/dining room with triple-aspect
- Mature wrap-around garden with seating and vegetable areas
- Generous utility room
- Principal bedroom with en-suite shower room
- Detached garage and off-road parking for 2
- EPC band: C(71)
- Council tax band: E
- Freehold

Guide Price £725,000

## SITUATION

Pippins enjoys a peaceful setting within the heart of the village of Broadclyst, one of East Devon's most sought-after locations. The village offers an excellent range of local amenities including a primary school, village store, post office, public house, and active community facilities. Surrounded by beautiful countryside, Broadclyst benefits from excellent transport links, with easy access to the M5, Exeter city centre, and Exeter Airport. The nearby Killerton Estate, owned by the National Trust, provides wonderful walking and cycling routes.

## DESCRIPTION

Pippins is an attractive and well-maintained detached family home offering generous and flexible accommodation arranged over two floors. The property combines comfortable modern living with well-proportioned rooms and a practical layout ideal for both families and those seeking work-from-home space. Set in mature gardens and benefiting from a detached garage, Pippins offers a wonderful village lifestyle within easy reach of the city.





## ACCOMMODATION

The property is entered via a practical entrance porch which leads into a welcoming hallway with stairs rising to the first floor. To the left is a bright sitting room with a large bay window, and further along the hall is a second reception room, currently used as a snug, also featuring a bay window and gas fireplace. At the rear, a spacious open-plan kitchen/dining room has been tastefully updated by the current owner, with a range of fitted units, integrated appliances, and a layout ideal for entertaining. Triple-aspect windows and patio doors allow for excellent natural light. Adjacent is a conservatory, offering views over the garden. A generous utility room has an original larder with cold shelf, integrated appliances, worktops, and garden access completes the ground floor.

Upstairs, there are four bedrooms, including a spacious principal bedroom with built in wardrobes (as well as bedroom 3) and an en-suite shower room. A family bathroom and additional storage cupboards serve the remaining rooms.

## OUTSIDE

The property is set within a mature wrap-around garden, thoughtfully landscaped to provide a variety of distinct areas. These include established seating spaces, ideal for outdoor dining and relaxation, as well as productive vegetable beds for those keen on gardening. A large timber shed provides excellent storage or workshop potential, while a charming summer house offers a quiet retreat to enjoy the garden throughout the seasons. To the rear of the property, a private driveway provides two off-road parking spaces and leads to the detached single garage, offering further secure parking or storage. The garden is well enclosed, offering a good level of privacy

## SERVICES

Utilities: Mains electric, mains gas, mains water

Drainage: Mains drainage

Heating: Gas central heating, Gas fire in lounge

Tenure: Freehold

EPC: C

Council tax band: E

Standard, ultrafast and superfast broadband available. EE, O2,

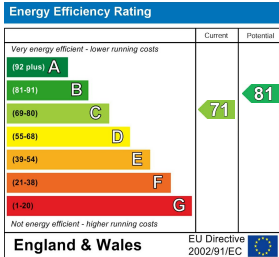
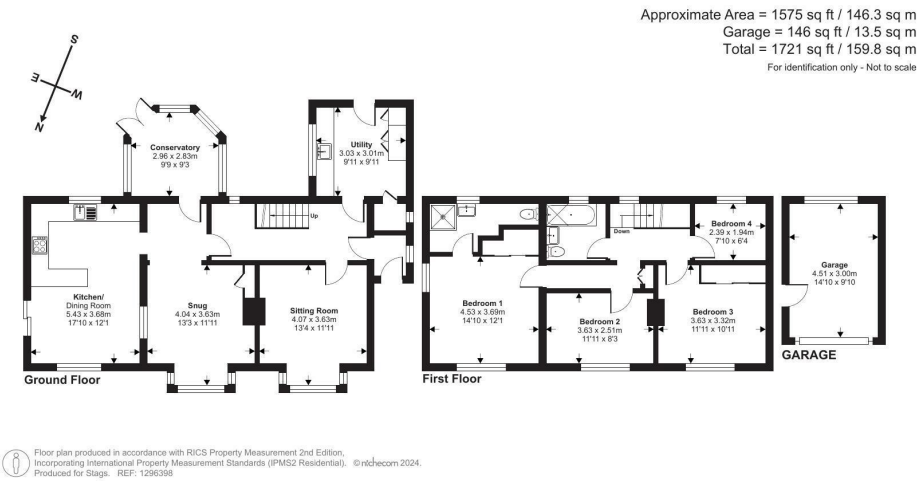
Three and Vodafone mobile networks likely to be available

(Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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